

OPERATION & MAINTENANCE MANUAL

Works Package:	PAINTING
Contractor Name:	MODERN PAINTING
Contractor Address	27/44 Carrington Rd, Castle Hill NSW 2154
Contractor Telephone No.	1800 770 999
Contractor Fax No.	02 9629 4076
Contractor E-mail Address:	george@modernpainting.com.au
Contractor Contact:	George Savvides
Emergency Contact: (out of hours)	George Savvides: 04 8197 7687
Project Name and Project Code:	
Project Address:	

CONTENTS

Section 1	Scope of the Works
Section 2	List of Equipment, Materials, Products and Components Used on the Project
Section 3	Directory of Manufacturers, Suppliers and Subcontractors
Section 4	Operating Details and Instructions
Section 5	Maintenance Schedule, Maintenance Instructions and Cleaning Details
Section 6	Product / Manufacturers Literature
Section 7	Test Certificates / Commissioning Data / Certificates of Compliance / Manufacturers Warranties
Section 8	Modification / Disposal Instructions
Section 9	Index of 'As Built' Drawings and Schedules
Section 10	Copies Of 'As Built Drawings and Schedules

SECTION 1 - SCOPE OF THE WORKS

Step 1.

Minor Preparation to existing and new surfaces and apply one coat of Dulux Primer and 2 coats of

Step 2.

Minor preparation, Apply one coat of primer, Patch where required, Spot primer to all patches and apply 2 coats of and to all new Existing Walls.

Step 3.

Minor preparation, Apply one coat of Primer followed by 2 coats of to all doors and Jamb.

Step 4.

Prepare existing surfaces and apply 2 coats of



SECTION 2 – LIST OF EQUIPMENT, MATERIALS AND COMPONENTS

Product Name	Supplier	Supplier Store Details (Location, Telephone, Contact)	Locations Used / Drawing Reference
	If 'Other', please specify		If 'Other', please specify
	If 'Other', please specify		If 'Other', please specify
	If 'Other', please specify		If 'Other', please specify
	If 'Other', please specify		If 'Other', please specify
	If 'Other', please specify		If 'Other', please specify
	If 'Other', please specify		If 'Other', please specify
	If 'Other', please specify		If 'Other', please specify
	If 'Other', please specify		If 'Other', please specify
	If 'Other', please specify		If 'Other', please specify

SECTION 2 – LIST OF EQUIPMENT, MATERIALS AND COMPONENTS

Product Name	Supplier	Supplier Store Details (Location, Telephone, Contact)	Locations Used / Drawing Reference
	If 'Other', please specify		If 'Other', please specify
	If 'Other', please specify		If 'Other', please specify
	If 'Other', please specify		If 'Other', please specify
	If 'Other', please specify		If 'Other', please specify
	If 'Other', please specify		If 'Other', please specify
	If 'Other', please specify		If 'Other', please specify
	If 'Other', please specify		If 'Other', please specify
	If 'Other', please specify		If 'Other', please specify
	If 'Other', please specify		If 'Other', please specify
	If 'Other', please specify		If 'Other', please specify



SECTION 3 – DIRECTORY OF MANUFACTURERS, SUPPLIERS AND SUB-CONTRACTORS

Name	Address	Telephone, Email & Fax Numbers	Works Done / Products Supplied



SECTION 4 – OPERATING DETAILS AND INSTRUCTIONS

Not Applicable

SECTION 5 – MAINTENANCE SCHEDULE, MAINTENANCE INSTRUCTIONS & CLEANING DETAILS

Criteria for Assessing When to Repaint

The reason for repainting may be a requirement for a colour change or gloss level, to suit climatic conditions, to freshen up generally the appearance of a building and to prevent deterioration of the substrate where coatings have blistered and are flaking.

The most important factor to be considered is the need to repaint before substrates start to deteriorate. This is particularly critical for timber surfaces.

Maintenance should be undertaken prior to the commencement of coating failure. This point is not easy to detect, but heavy chalking or paint defects are indications that maintenance is necessary. In any case, it is always preferable to repaint before existing paintwork starts to disintegrate, i.e. while a sound continuous coating persists. Washing so as to avoid the need to repaint may possibly reinstate the decorative appearance of a chalked finish.

A paint film that has weathered to the stage of cracking and flaking or shows poor adhesion is not a satisfactory base on which to apply fresh coats of paint.

When repainting metallic surfaces for the purpose of long term protection, guidance on assessment criteria is given in AS/NZS 2312.

Performance Guide			
Weatherability	Epoxy coatings may yellow with time. On exterior exposure some chalking may also occur. This will not detract from the protective properties of the coating. Use a weatherable topcoat if required for appearance.	Salts	Unaffected by splash and spillage of neutral and alkaline salt solutions.
Heat Resistance	Up to 120°C dry heat.	Water	Excellent resistance to fresh and salt water.
Solvents	Resists splash and spillage of aromatic and aliphatic hydrocarbon solvents and alcohols.	Abrasion	Excellent when fully cured. CS-17 Wheels 120mgs/1000 cycles (Taber Abraser 1000gm load/wheel)
Acids	Suitable for splash and spillage exposure to dilute acids.	Alkalis	Excellent resistance to splash and spillage of most alkalis.

Pre-treatment before Painting

Where maintenance is undertaken at regular intervals, it is seldom necessary to strip of the old paint before painting, but thorough surface preparation is most important. The criteria for removal of the paint system are largely dictated by the soundness of the existing coating and the type of substrate.

The testing of paints for adhesion is by no means a simple task because the selection of the most appropriate type of test will depend on the generic paint type, substrate and service conditions. AS 1580 has four different methods covered by Methods 408.2, 408.4, 408.5. Method 408.5 allows the qualification of coating adhesion by determining the tensile force, (perpendicular to the coating surface) necessary to dispatch the film. It is appropriate for coating on very cohesive, rigid surfaces such as metal, concrete and masonry. It is however, time consuming and usually only used in verification of other semi quantitative procedures.

Method 408.4 (Adhesion Cross Cut) describes a semi quantitative test, which involves making a series of parallel cuts through the coating and a further similar series of right angles so as to form a grid pattern. On applying, then removing, pressure sensitive adhesive tape the extent of detachment of the coating measure. This method is not suitable for friable substrates such as plaster, where the cutting action may impair the substrate. Results also vary between coating types because of the variation in the shear force necessary to cut through film. Thus a hard cohesive coating will tend to be judged more severely than a soft friable coating.

Method 408.2 provides two simplified variations of the cross cut test; Method A is a pass/fail test with just two parallel cuts while Method B allows a diversity of thicknesses and coating types to be tested. As with the cross cut test, the value obtained will vary greatly with coating type.

Another approach, usually suitable for conventional decorative finishes on interior broad wall areas is the application of an agreed quality pressure sensitive tape (refer Method 408.4) applying it to the wall for 30 seconds and quickly pulling the taps off at right angles to the surface. A variation of this is to apply tape over an area where the paint has been cut through to the substrate.

For all adhesion tests involving pressure sensitive tapes it is important that the surface be free of dirt, grease and chalking prior to adhering the tape.

For all these tests and any particular painted surface, the acceptability or otherwise of adhesion must be gauged in the context of what is reasonably achievable for the specific coating on the specific substrate.

Practices for the repairing of different substrates are set out below. These Clauses cover the repainting of surfaces in both good and poor conditions.

Maintenance Schedule

Item	Required Action	Date/Regularity of Action Required	Works to be Carried out By:	Contact Details
<u>Not Applicable</u>				



SECTION 7 – TEST CERTIFICATES / COMMISSIONING DATA / CERTIFICATES OF COMPLIANCE / MANUFACTURERS WARRANTIES

Not Applicable

SECTION 8 - MODIFICATION / DISPOSAL INSTRUCTIONS

- Allow a paint brush and/or roller per type and colour of paint used on the project.
- Transfer as much paint as possible from rollers, brushes and trays back into paint containers at the end of the day or job.
- Clean paint trays and other tools (other than brushes or rollers) with cloth or paper. **Do not wash in water.** Dispose of the cloth or paper as clean out waste in the nominated waste bin.
- Wash out all brushes with minimum amount of Water and dispose the waste water into nominated drum.
- Place roller sleeve into COVER MATE canister, and fill with the appropriate amount of water, or cover all rollers with Plastics.
- When Nominated drum is Filled up, Dispose waste water into Dulux Washing out system located in the warehouse.(As per below picture)





SECTION 10 – AS BUILT DRAWINGS AND SCHEDULES

Not Applicable